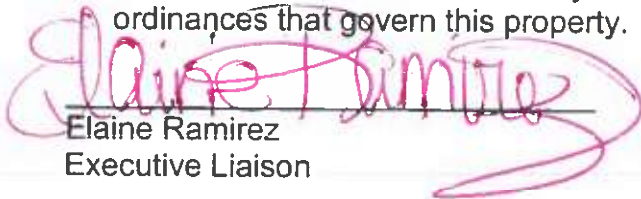


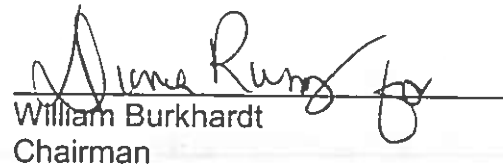
this property was platted long before the LA regulations were adopted and thus qualifies for legal lot status.

2. (a) The hardship for which the variance is requested is unique to the property in that: the majority of the lots in this subdivision are larger and allow for more site area to be calculated in the impervious cover calculations, being a small lot that was platted prior to the regulations, and the 2004 construction (under a 2004 variance) the existing development has "legal non-complying" status and thus regulated by 25-2-963, "remodel ordinance" if additions to the property are desired.

(b) The hardship is not general to the area in which the property is located because: the slightly irregular shape of the lot is one of the smallest lots in the subdivision, it cannot meet the LA site development regulations due to its size, minimum lot size for LA zoning is 1 acre, (43,560 sq.ft) this is .26 acres, approximately 75% smaller than current zoning regulations.

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: all other adjacent properties are developed as single family, the remodel/additions will be consistent with what is already developed and conform to all other sections of the ordinances that govern this property.


Elaine Ramirez
Executive Liaison


William Burkhardt
Chairman

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday May 13, 2019

CASE NUMBER: C15-2017-0047

<input checked="" type="checkbox"/>	Y	Ada Corral
<input checked="" type="checkbox"/>	Y	William Burkhardt
<input checked="" type="checkbox"/>	Y	Darryl Pruett
<input checked="" type="checkbox"/>	Y	Eric Goff
<input checked="" type="checkbox"/>	Y	Melissa Hawthorne
<input checked="" type="checkbox"/>	Y	Yasmine Smith
<input checked="" type="checkbox"/>	Y	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Y	Rahm McDaniel
<input type="checkbox"/>	-	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Y	Veronica Rivera
<input checked="" type="checkbox"/>	Y	Jessica Cohen
<input checked="" type="checkbox"/>	Y	Michael Von Ohlen
<input type="checkbox"/>	-	Kelly Blume (Alternate)
<input type="checkbox"/>	-	Alternate (Vacant)

APPLICANT: Janis Smith, P.E.

OWNER: Ryan Dumont

ADDRESS: 3602 RIVERCREST DR

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (1) to increase the distance a dock may extend from the shoreline from 30 feet (required/permitted) to 60 feet (requested) in order to construct a new dock in an "LA", Lake Austin zoning district.

BOARD'S DECISION: Sept 18, 2017 POSTPONED TO NOVEMBER 13, 2017 BY APPLICANT; November 13, 2017 POSTPONED TO DECEMBER 11, 2017 BY APPLICANT; Dec 11, 2017 The public hearing was closed on Board Member Bryan King motion to Postpone Indefinitely, Board Member second on a 10-1 vote (Board member William Burkhardt nay); POSTPONED INDEFINITELY (UNTIL ENVIRONMENTAL BOARD HAS MADE A RULING).

RENOTICE: JUNE 11, 2018 The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (1) to increase the distance a dock may extend from the shoreline from 30 feet (required/permitted) to 60 feet (requested) in order to construct a new dock in an "LA", Lake Austin zoning district.

BOARD'S DECISION: June 11, 2018 POSTPONED TO AUGUST 13, 2018 BY APPLICANT

RENOTICE: Aug 13, 2018 The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (1) to increase the distance a dock may extend from the shoreline from 30 feet (required/permitted) to 60 feet (requested) in order to construct a new dock in an "LA", Lake Austin zoning district.

BOARD'S DECISION: Aug 13, 2018 ACTION TABLED AT APPLCIANT REQUEST;

RENOTICE: MAY 13, 2019 The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (1) to increase the distance a dock may extend from the shoreline from 30 feet (required/permitted) to 67 feet (requested) in order to construct a new dock in an "LA", Lake Austin zoning district.

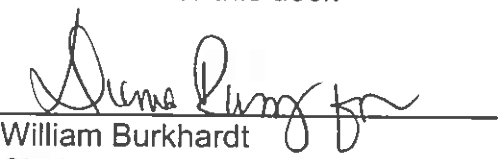
BOARD'S DECISION: MAY 13, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on an 11-0 vote; GRANTED.

EXPIRATION DATE: MAY 13, 2020

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: existing regulations limit both dock extension into the lake and the quantity of allowed dredge, in order to abide by the dredge limit and have a navigable dock, the dock has to be pushed further into the lake and deeper water.
2. (a) The hardship for which the variance is requested is unique to the property in that: the property has extremely shallow water near the shoreline
(b) The hardship is not general to the area in which the property is located because: the vast majority of dock sites on the lake can be accessed by following current code, this property cannot.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the variance will not alter the character of the area, the adjacent property owner's dock extends further into the lake than the proposed location for this dock


Elaine Ramirez
Executive Liaison


William Burkhardt
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 9, 2015

CASE NUMBER: C15-2015-0151

☐ Y ☐ Brooke Bailey
☐ - ☐ Michael Benaglio (OUT)
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff
☐ Y ☐ Kelly Blume
☐ Y ☐ Melissa Hawthorne **2nd the Motion**
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen **Motion to Grant**

APPLICANT: Bruce S. Aupperle, P.E.

OWNER: Kirk Massey

ADDRESS: 6706 ELFLAND DR Bldg BD

VARIANCE REQUESTED: The applicant has requested a variance(s) to:

A. Section 25-2-1176 (A) (5) (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) to increase the size of a dock from 1,200 square feet (required/permitted) to 1,522 square feet (requested, 1,772 square feet existing); and to

B. Section 25-2-893 (Accessory Uses for Principal Residential Use) (G) (4) to increase the number of docks permitted for principal residential use from not more than one (required/permitted) to 3 (requested, 2 existing) in order to erect a new boat dock and reconstruct two existing docks in an "LA", Lake Austin zoning district.

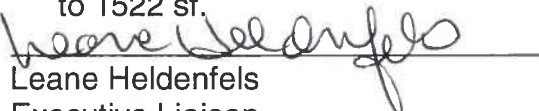
BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 9-0 vote; **GRANTED.**

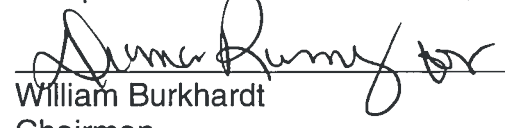
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: new zoning related dock regulations would require the removal of a substantial portion of the existing dockage
2. (a) The hardship for which the variance is requested is unique to the property in that: single residential home was developed by joining of two residential houses, existing docks remain from those two residences, applicant would like to maintain the existing downstream docks and rebuild the failing upstream dock, overall dock footprint and width will be reduced from the existing values

(b) The hardship is not general to the area in which the property is located because: there is no known lake side development where two houses were joined into a single residential home with existing docks in place

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: all dockage was constructed with the original two houses, the overall dockage will be reduced in footprint and width, total dockage footprint will be reduced from 1,772 sf to 1522 sf.


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday July 9, 2018

CASE NUMBER: C15-2018-0009

☐ Y ☐ Brooke Bailey
☐ Y ☐ William Burkhardt
☐ Y ☐ Christopher Covo
☐ Y ☐ Eric Goff
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Bryan King
☐ N ☐ Don Leighton-Burwell
☐ - ☐ Rahm McDaniel OUT
☐ Y ☐ Veronica Rivera
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Martha Gonzalez (Alternate)
☐ - ☐ Pim Mayo (Alternate)

APPLICANT: David Cancialosi

OWNER: Phillip Cameron

ADDRESS: 6705 PIXIE CV

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent or 3,814 square feet (required, permitted) to 50 percent or 5,450 square feet (requested, 53.1 percent or 5,792 square feet existing) in order to reconstruct a single family residence and covered patio area and add a swimming pool in a "LA", Lake Austin zoning district.

Note: This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or on a tract that is not required to be platted.

BOARD'S DECISION: March 12, 2018 POSTPONED TO APRIL 9, 2018
RENOTIFICATION REQUIRED

RENOTIFICATION: VARIANCE REQUEST: The applicant has requested variance(s) to:

A. Section 25-2-492 (d) to decrease the required side yard setback from 10 feet (required) to 4 feet 10 inches (requested, existing); and to

B. Section 25-2-551 (B) (1) (b) to decrease the shoreline setback from 25 feet (required) to 14 feet 6 inches (requested, existing); and to

C. Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (required, permitted) to 52.5 percent (requested, 56 percent existing)

in order to reconstruct a single family residence with covered patio area and add a swimming pool in a "LA", Lake Austin zoning district.

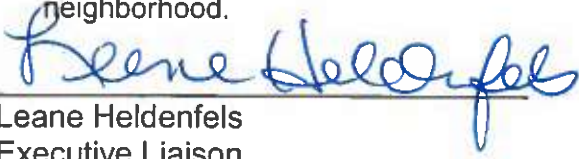
Note: Section 25-2-551 (B) and (C) of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or on a tract that is not required to be platted.

BOARD'S DECISION: APRIL 9, 2018 After discussion of request to postpone from neighboring property owners with applicant opposed Board Member Bryan King motion to Postpone to May 14, 2018, Board Member Christopher Covo second on an 11-0 vote; **POSTPONED TO MAY 14, 2018;** May 14, 2018 After discussion of additional request to postpone from neighboring property owner with applicant opposed, Board Member Christopher Covo motion to hear case, Board Member Don Leighton-Burwell second on an 5-6 vote (Board members William Burkhardt, Melissa Hawthorne, Bryan King, Veronica Rivera, James Valadez, Pim Mayo nay); **DENIED TO HEAR CASE DUE TO LACK OF VOTES, POSTPONED TO JUNE 11, 2018;** June 11, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to July 9, 2018, Board Member Bryan King second on a 10-0 vote; **POSTPONED TO July 9, 2018;** July 9, 2018 The public hearing was closed on Board Member Bryan King motion to Grant variances B and C only and Deny variance A provided construction of the proposed home and garage is limited to the shoreline and building setback buildable area shown and highlighted on the attached drawing submitted at the hearing by the applicant who was not opposed to this condition, Board Member James Valadez second on an 10-1 vote (Board member Don Leighton-Burwell nay); **GRANTED VARIANCES B AND C ONLY AND DENY VARIANCE A PROVIDED CONSTRUCTION OF THE PROPOSED HOME AND GARAGE IS LIMITED TO THE SHORELINE AND BUILDING SETBACK BUILDABLE AREA SHOWN AND HIGHLIGHTED ON THE ATTACHED DRAWING SUBMITTED AT THE HEARING BY THE APPLICANT WHO WAS NOT OPPOSED TO THIS CONDITION.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the house is 37 years old and in need of replacement, the property owner desires to replace the structure with a superior product that will reduce the impervious coverage and run-off into the Lake Austin. Throughout the lake Austin area there are many sites that were zoned SF-2 at the time of LA zoning application by the City by either the City's choosing or the owner's request because this site does not meet the basic lot size requirements of LA zoning performance standards it should have been zoned SF-2 in 1984. The site was built in compliance with the rules in place at the time of construction.
2. (a) The hardship for which the variance is requested is unique to the property in that: site was built in accordance with AA zoning in place at the time of construction, the current regulations require net site area be calculated which removes the rear 25' shoreline area
(b) The hardship is not general to the area in which the property is located because: was built in accordance with AA zoning in place at the time of construction.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the proposed replacement structure would reduce the impervious coverage and reflect a contemporary home with better site controls with respect to run off and the replacement house will have no adverse impact

on the surrounding properties and will match the architectural style found throughout the neighborhood.

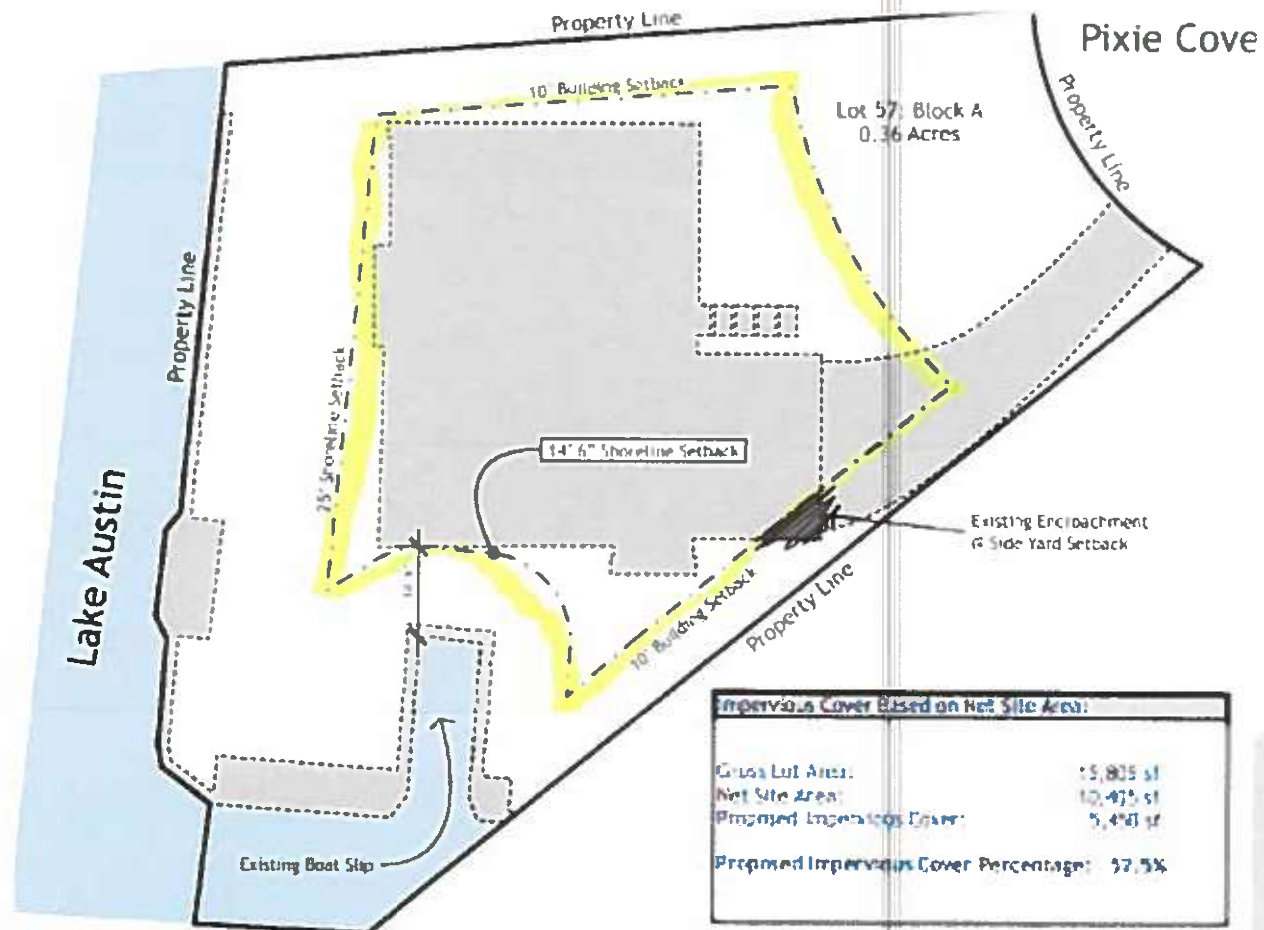


Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman

PROPOSED FOOTPRINT



CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 8, 2010

CASE NUMBER: C15-2010-0119

<input type="checkbox"/> Y	Jeff Jack	
<input type="checkbox"/> Y	Michael Von Ohlen	Motion to GRANT
<input type="checkbox"/> Y	Nora Salinas	
<input type="checkbox"/> Y	Bryan King	
<input type="checkbox"/> Y	Leane Heldenfels, Chairman	
<input type="checkbox"/> Y	Clarke Hammond, Vice Chairman	2nd the Motion
<input type="checkbox"/> Y	Heidi Goebel	

APPLICANT: David C., Cancialosi

OWNER: Jan, Schimsk

ADDRESS: 6706 TROLL HAVEN

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum shoreline setback requirement of Section 25-2-551 (D) (1) (B) from 25 feet to 8 foot 3 ½ inches at the closest point along the rear property line and from 25 feet to 6 feet 11 ½ inches at the closest point along the side property line in order to remodel (relocate existing stairs and install a ground level spa) and maintain the single-family residence in an “LA”, Lake Austin zoning district.

The applicant has requested a variance to increase the allowable impervious coverage requirement of Section 25-2-551 (D) (1) (B) from 35% (63.4% existing) to 54% in order to remodel (relocate existing stairs and install a ground level spa) and maintain the single-family residence in an “LA”, Lake Austin zoning district.

BOARD’S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions that the variances apply only to outdoor spa and exterior building features such as balconies or stairs as per plans presented and building perimeter to remain the same, Board Member Clarke Hammond second on a 7-0 vote; **GRANTED.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the lot is oddly shaped with the existing structure located toward the rear and side of the lot, the lot is surrounded to the rear and side by water, requiring 25’ side and rear shoreline setback measured from the existing bulkhead not the property line that extends into the water, giving the existing structure’s orientation within the lot, a permit to remodel the non complying structure, install a ground level spa, and relocate existing stairs cannot be approved without encroaching into existing side and rear setbacks as well as exceeding the allowable impervious cover requirements

2. (a) The hardship for which the variance is requested is unique to the property in that: the lot abuts Lake Austin to the rear and side, the existing 1977 structure requires a complete remodel in order to be a habitable structure and cannot receive permit without side and rear setback and impervious cover variances, the current impervious cover will be reduced from 79% to 54% as per the proposed site plan.

(b) The hardship is not general to the area in which the property is located because: this uniquely shaped lot is bordered by Lake Austin on two sides, the majority of LA properties abut the lake only to the rear, requiring a single 25' or 75' LA setback, this property requires two 25' setbacks, a single line abutting the rear property line and a zig-zag line abutting the side (channel) property line
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the existing structure will undergo a remodel only, maintaining the existing footprint

	
Susan Walker	Leane Heldenfels
Executive Liaison	Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, June 9, 2008

CASE NUMBER: C15-2008-0074

____Y____ Greg Smith (2ND)
____Y____ Michael Von Ohlen (**Motion to GRANT**)
____Y____ Dorothy Richter
____Y____ Bryan King
____Y____ Leane Heldenfels, Vice-Chairman
____Y____ Frank Fuentes, Chairman
____Y____ Yolanda Arriaga

APPLICANT: JIM BENNETT

OWNER: WALTER T THIRION

ADDRESS: 6702 TROLL HAVEN

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-551 (D) (3) (a) from 35% to 48% (existing) in order to erect a deck for an existing single-family residence in an "LA", Lake Austin zoning district.

The applicant has requested a variance to decrease the minimum shoreline setback requirement of Section 25-2-551 (2) from 25 feet to 0 feet in order to erect a deck for an existing single-family residence in an "LA", Lake Austin zoning district.

BOARD'S DECISION: GRANTED 7-0


FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: lot is very small and impossible to utilize the back yard without encroaching on the shoreline setback and exceeding the maximum impervious cover requirement.
2. (a) The hardship for which the variance is requested is unique to the property in that: when property was bought in August 2006, an existing deck and patio encroached on the shoreline setback and exceeded the maximum impervious cover requirement.

(b) The hardship is not general to the area in which the property is located because: this lot is one of the smallest lots with a much smaller house than surrounding properties; this is not a new construction but repair and replace of an unsafe deck.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: deck will replace existing deck and actually encroach less in the easement



Bobby Ray
Executive Secretary



Frank Fuentes
Chairman

CASE # C15-2008-0074

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: 6702 Troll Hvn, Austin, TX 78746

LEGAL DESCRIPTION: Subdivision – Sheppard Resubdivision

Lot(s) 37C Block A Outlot Division Rivercrest Addition, Section 2

I/We Walter T. Thirion on behalf of myself/ourselves as authorized agent for

Walter T. Thirion affirm that on April 10, 2008,

hereby apply for a hearing before the Board of Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

Repair and remodel deck to replace rotten wood with structural steel and new deck material

in a LA district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The lot is very small and it is impossible to utilize the back yard without encroaching on the shoreline setback and exceeding the maximum impervious cover requirement.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

As shown in the attached pictures and survey, when I bought this property in August 2006, there was an existing deck and patio that encroached on the shoreline setback and exceeded the maximum impervious cover requirement. As detailed in the attached engineers report, the existing deck was rotten, unusable and unsafe. Based on that, I had CHAS Architects and the engineer draw up plans for a new deck to be constructed over the existing patio. This new deck would be constructed of steel posts and beams and comply with current building codes and modern construction techniques.

After the plans had been finished and signed off by the engineer, CHAS Architects hired a consultant to get the necessary building permit from the City of Austin. I, as the owner, am acting as the general contractor on this project. After approximately a month and a half, I was told the building permit had been approved and I started the project by having a demolition subcontractor remove the existing deck and the steel fabricator started erecting the new steel structure. Unfortunately, I subsequently found out there had been a miscommunication between the architect and the consultant and the building permit had actually not been issued. Construction was halted at that time.

I believe this variance is necessary because the lot is so small that it would be impossible to utilize the back yard without the variance. Furthermore, the deck would not actually increase the impervious cover as it will be built over the existing concrete patio and, lastly, would simply restore the property to the state existing when I purchased the property but increase the safety. The new deck will also replace the cover over the existing boat slip which was removed as part of the deck demolition.

- (b) The hardship is not general to the area in which the property is located because:

This lot is one of the smallest lots with a much smaller house than surrounding properties. So other properties have more room for improvements. With the exception of the mistaken demolition, this is not new construction but repair and replace of an unsafe deck.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Deck will replace existing deck and actually encroach less in the easement

Rainwater collection from deck will be returned to lake

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address 3501 Robbins Road

City, State & Zip Austin, TX 78730

Printed Walter T. Thirion Phone (512) 306-1521 Date March 31, 2008

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address 3501 Robbins Road

City, State & Zip Austin, TX 78730

Printed Walter T. Thirion Phone (512) 306-1521 Date March 31, 2008

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

Required Findings:

The Board of Adjustment is also required to make findings discussed below in order to grant a variance. Applicants must provide the Board with proposed findings.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 300-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

Reasonable Use:

Application must demonstrate to the Board how the zoning will allow for a reasonable use of the property. [Note: The Board will not allow a use that is not allowed in the zoning district in which the property is located.]

Hardship:

- a. Application must demonstrate to the Board how the hardship is unique to the property. Hardship should be specific to the property and the requested use. (For example, topography, lot configuration, placement of the structure or prevent compliance with regulations.) A strictly financial or personal reason is not a valid hardship.
- b. Application must demonstrate to the Board why the hardship exists at the property the property is located. Describe how the hardship affects properties in the area.

Area Character:

Application must demonstrate to the Board how the variance will not impair the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

NOTE: Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

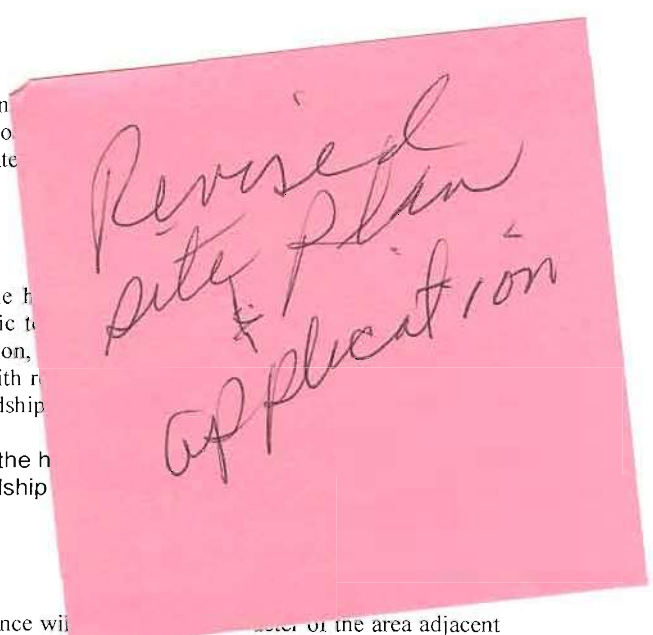
Board of Adjustment Staff:

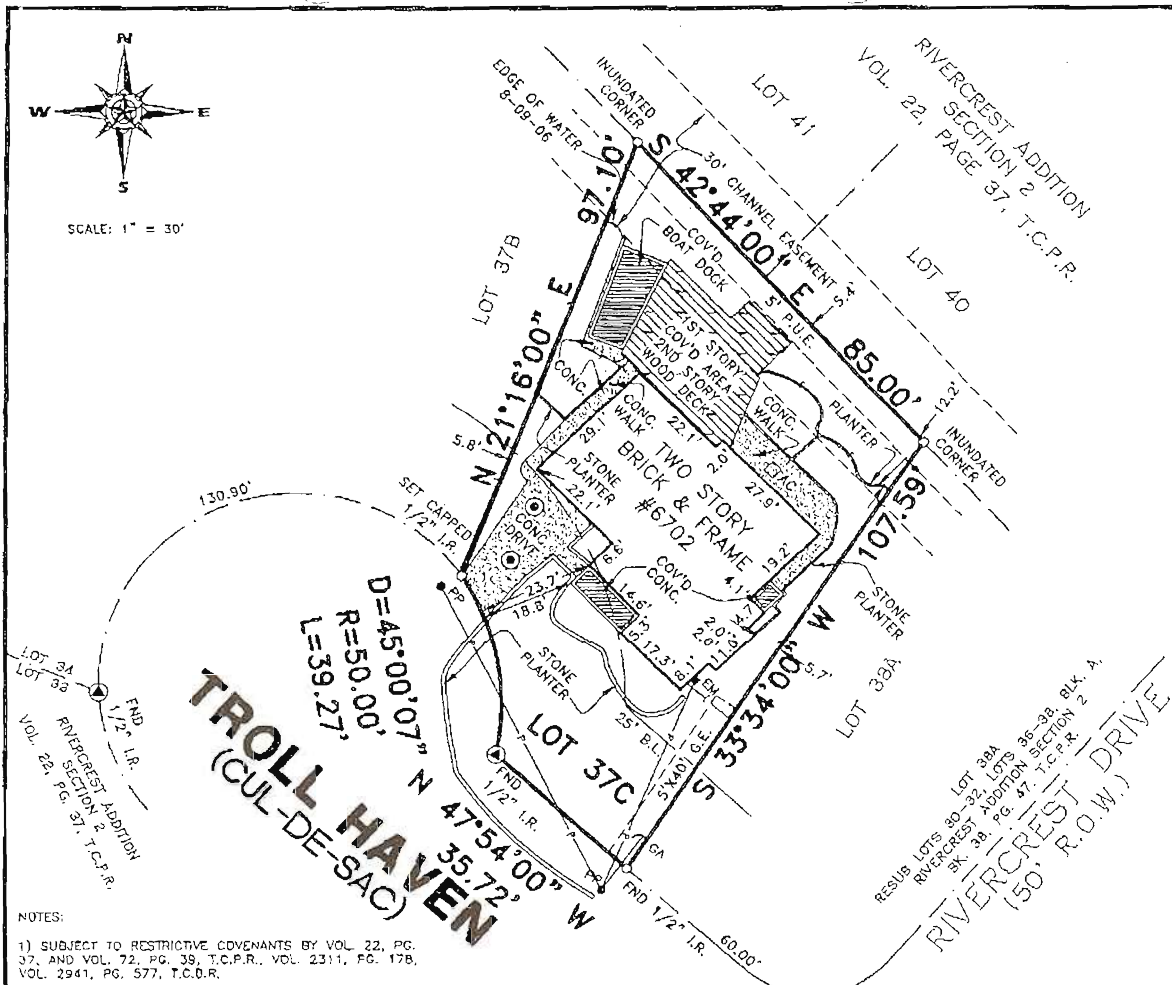
Susan Walker, Planner
974-2202

Diana Ramirez, Administrative Specialist, Board Secretary
974-2241
Fax #974-6536

Watershed Protection and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor

Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088





NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 22, PG. 37, AND VOL. 72, PG. 39, T.C.P.R.; VOL. 2311, PG. 178, VOL. 2941, PG. 577, T.C.D.R.
- 2) SUBJECT TO BUILDING LINE RESTRICTIONS BY VOL. 2311, PG. 178, VOL. 2941, PG. 577, T.C.D.R.
- 3) 5' PUBLIC UTILITY EASEMENT (REAR) BY VOL. 22, PG. 37, T.C.P.R.
- 4) SUBJECT TO OVERFLOW AND INUNDATION EASEMENTS TO THE CITY OF AUSTIN BY VOL. 274, PG. 498, VOL. 275, PG. 591, T.C.D.R., AS NOTED ON THE RECORDED PLAT RECORDED IN VOL. 22, PG. 37, T.C.P.R.
- 5) TWO STORY BRICK AND FRAME EXTENDS ACROSS 25' BUILDING LINE AS SHOWN.
- 6) 2ND STORY WOOD DECK, COVERED BOAT DOCK, STONE PLANTER AND CONCRETE ARE WITHIN 30' CHANNEL EASEMENT AS SHOWN.

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 6070084

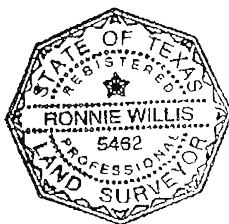
LEGEND

- EM - ELECTRIC METER
- PP - SANITARY SEWER MANHOLE
- PP - POWER POLE
- - OVERHEAD POWER LINE
- - WROUGHT IRON FENCE
- - WOOD FENCE
- B.L. - BUILDING LINE
- G.E. - GUY EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- ⊙ - CONTROL MONUMENT

LOT 37C	BLOCK —	SECTION —	SUBDIVISION SHEPPARD RESUBDIVISION BLOCK "A", RIVERCREST ADDITION, SECTION 2		THIS TRACT IS LOCATED WITHIN FLOOD ZONE "AE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0243 E, REVISED JUNE 16, 1993.
RECORDATION VOLUME 72, PAGE 39, T.C.P.R.		COUNTY TRAVIS	STATE TEXAS	SURVEY —	
LENDER CO. —		TITLE CO. STEWART TITLE GUARANTY COMPANY			
PURCHASER WALTER THIRION					JOB NO. 18047
ADDRESS 8702 TROLL HAVEN, AUSTIN, TEXAS 78746					

Windrose Land Services Austin

FIELD WORK	08/09/06	GR
DRAFTED BY	08/09/06	JL
CHECKED BY	08/09/06	RW
MAPSCO NO.	523 X	
REVISION		



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet), that the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown.

[Signature]

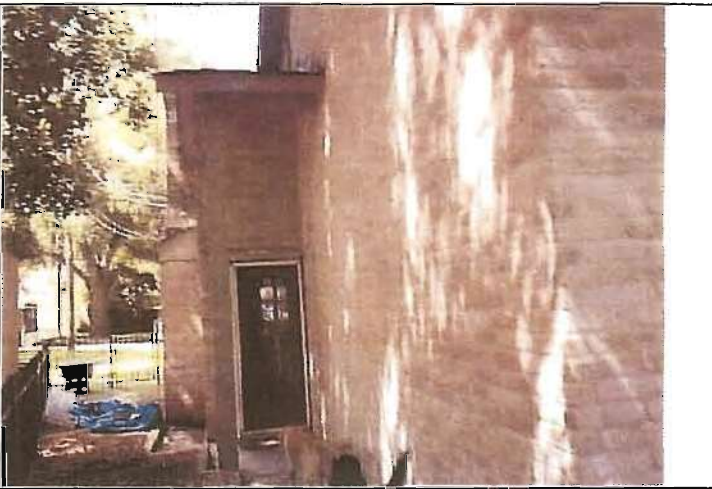
08/09/06

Windrose Land Services Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
TEL. (512) 326-2100 FAX (512) 326-2770
©COPYRIGHT 2006 WINDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED

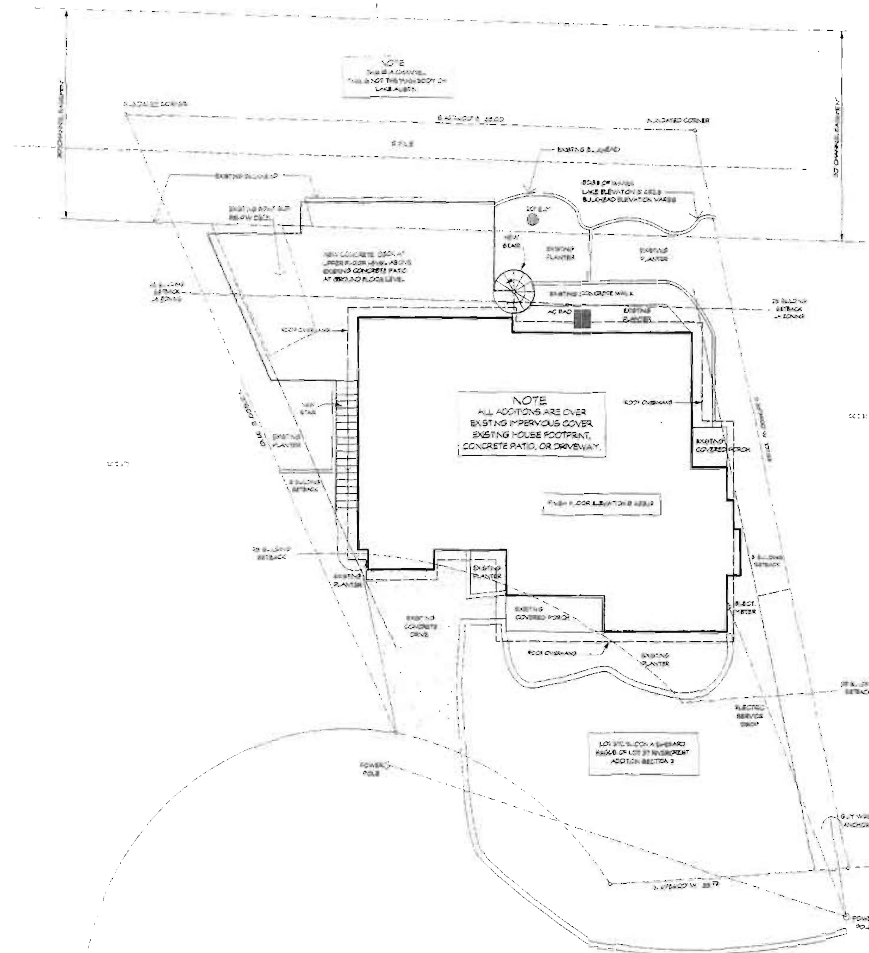
SUBJECT PHOTOGRAPH ADDENDUM

File No. 608147

Borrower/Client	Thiron, Walter				
Property Address	6702 Troll Hvn				
City	Austin	County	Travis	State	TX
Zip Code	78746				
Lender	Bank of America/HomeFocus Services		Bank of America/HomeFocus Services		

FRONT OF
SUBJECT PROPERTYREAR OF
SUBJECT PROPERTY

STREET SCENE



BUILDING COVERAGE

	SQ. FT.	SQ. FT.	SQ. FT.
1ST FLOOR CONDITIONED AREA	1200 S.F.	6 S.F.	
UPPER FLOOR CONDITIONED AREA	820 S.F.	779 S.F.	
GARAGE, ATTACHED	635 S.F.	9 S.F.	
COVERED PORCHES	24 S.F.	0 S.F.	
OTHER			
2ND FLOOR DECK & STAIRS	S.F.	830 S.F.	
TOTAL BUILDING AREA	2500 S.F.	1820 S.F.	

TOTAL BUILDING COVERAGE ON LOT	3533 S.F. 50% OF LOT
--------------------------------	-------------------------

IMPERVIOUS COVERAGE SYNOPSIS

TOTAL BUILDING COVERAGE	3588 SF
DRIVWAY	320 SF
SPRAWLS	24 SF
AIR COND OVER PADS	6 SF
TOTAL HYFROVOLS COVERAGE	4038 SF
	53% OF LOT

6702
TROLL HAVEN

ARCHITECTS

1209 W. 5TH, STE 300
Austin, Texas 78703
p: 512 476 1607
f: 512 476 1008



TROLL HAVEN REMODEL

SERENITY HOMEBUILDERS, LLC
3501 ROBBINS RD • AUSTIN, TEXAS 787

3501 ROBBINS RD • AUSTIN, TEXAS 78730X

DATE _____

REVISÉ:

REVISÉ:

REVISED:

DRAWN BY

KR, NS & CR & LL

SHEET NUMBER

A1.1P

1 SITE PLAN

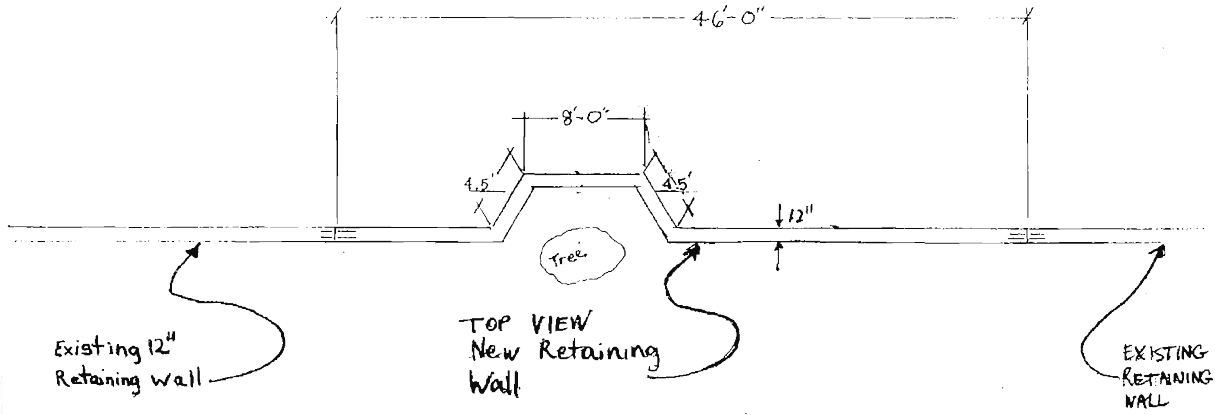
CIS-2008-0074
6702 Troll Havn

G-1/64

PROJECT -

DAVID GOLDMAN
6702 Trollhaven
Austin Texas 78746

SP-91-0045DS
CIS-20080574
6702 Troll Haven



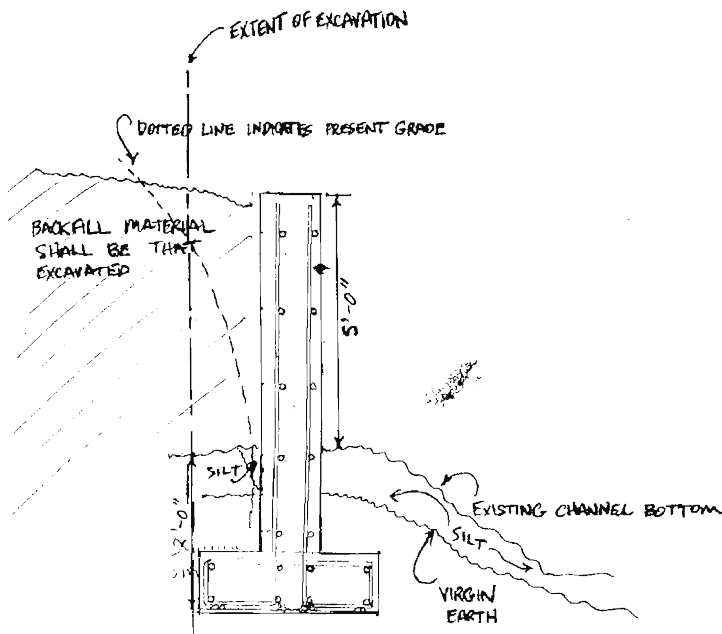
Notes:

1. New concrete retaining wall 1'-0" thick
2. Steel Reinforcement #4 rebar 16" O.C. double mats.
3. Concrete, 7 Sack gunite mix.

★ 4. ALL EXCAVATION TO BE ACCOMPLISHED BY HAND.

SCALE: 1/8" = 1'

DRAWN BY D. BARNES
INNOVATIVE CONSTRUCTION SVCS
12403 WISTERWOOD AUSTIN TX 78729
512-331-6132



LAKE AUSTIN WATERSHED
EXEMPT FROM WATERSHED PROTECTION REGS.
LOCATED WITHIN 100 YR FLOOD PLAIN

APPROVAL BLOCKS:
APPROVED BY: *Mike M...*
DIRECTOR OF PLANNING & DEVELOPMENT
SP-91-0045DS
SITE PLAN / DEVELOPMENT PERMIT NUMBER

Reviewed By: *David Goldman*
2-6-91

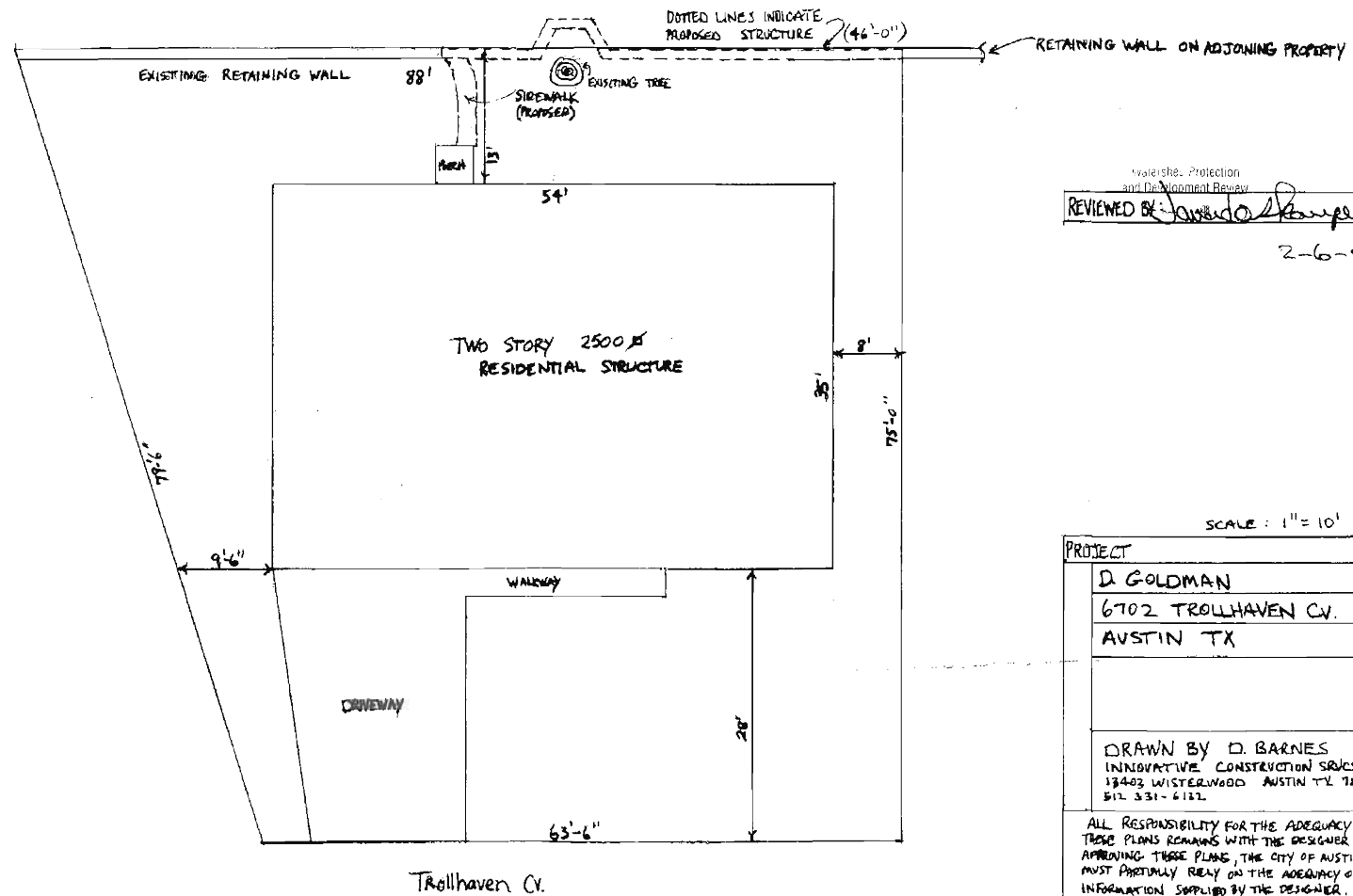
SITE PLAN

City of Austin

SP-91-0045D

GOLDMAN RETAINING WALL
6702 TROLL HAVEN

BOAT CHANNEL CENTERLINE



Watershed Protection
and Development Review

REVIEWED BY: *[Signature]*

2-6-91

SCALE: 1" = 10'

PROJECT
D. GOLDMAN
6702 TROLLHAVEN CV.
AUSTIN TX
DRAWN BY D. BARNES INNOVATIVE CONSTRUCTION SVCS. 13403 WISTERWOOD AUSTIN TX 78719 512.331-6122
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE DESIGNER. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST PRIMARILY RELY ON THE ADEQUACY OF THE INFORMATION SUPPLIED BY THE DESIGNER.

CIS-2008-0074
6702 Troll Haven



NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Mailing Date: May 29, 2008

Case Number: C15-2008-0074

Please be advised that the City of Austin has received an application for a variance from the Land Development Code.

Applicant : WALTER T THIRION

Telephone : (512)306-1521

Address 6702 TROLL HAVEN

Variance Request(s): The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-551 (D) (3) (a) from 35% to 58% (existing) in order to erect a deck for an existing single-family residence in an "LA", Lake Austin zoning district.

The applicant has requested a variance to decrease the minimum shoreline setback requirement of Section 25-2-551 (2) from 25 feet to 0 feet in order to erect a deck for an existing single-family residence in an "LA", Lake Austin zoning district.

This application is scheduled to be heard by the Board of Adjustment on June 09, 2008. The meeting will be held at City Council Chambers, 301 West 2nd Street beginning at 5:30 PM.

You are being notified because City Ordinance requires that all property owners within 300 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact Susan Walker of the Watershed Protection & Development Review Department at 974-2202 and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site www.ci.austin.tx.us/devreview/index.jsp.

For additional information on the City of Austin's land development process, please visit our web site www.ci.austin.tx.us/development.

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, May 13, 2013

CASE NUMBER: C15-2013-0026

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **2nd the Motion**
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King **Motion to Grant**
☐ Y ☐ Fred McGhee
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Sallie Burchett
☐ - ☐ Cathy French (SRB only)

APPLICANT: Bryan Ennenga

OWNER: Allison Sallee

ADDRESS: 6703 LEPRECHAUN DR

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-551 (D) (3) (a) from 35% (36.98% existing) to 40.2% in order to erect a swimming pool for a single-family residence in an "LA", Lake Austin zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to May 13, 2013, Board Member Bryan King second on a 7-0 vote; **POSTPONED TO MAY 13, 2013.**

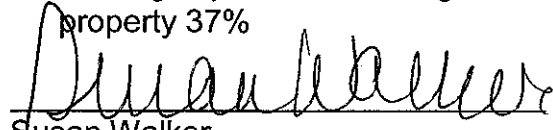
May 13, 2013 The public hearing was closed on Board Member Bryan King motion to Grant at 37% Impervious Coverage, Board Member Michael Von Ohlen second on a 7-0 vote; **GRANTED AT 37% Impervious Coverage.**


FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the current residents moved into the property there was an existing (uncovered) wood deck that was not permitted, this wood deck currently puts the property slightly over the impervious coverage allowance of 35%
2. (a) The hardship for which the variance is requested is unique to the property in that: there is a significant drop off from the rear exit to zero grade of property, without the existing wood deck, access to backyard would be limited

 (b) The hardship is not general to the area in which the property is located because: most properties located in this area have exits to backyard for more level with the ground

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the existing impervious coverage amount will remain the same as is current in the property 37%


Susan Walker
Executive Liaison


Jeff Jack
Chairman



From the Desk of Daniel Reeves

LETTER OF NO OBJECTION

I do not object to the building of the Riley's home on **3707 Rivercrest Drive** being completed as planned on the plans dated 8-20-20. Furthermore, I understand and agree that the requested variance **WILL include**

- 1 A Variance for the allowable impervious coverage.
- 2 A Variance for the allowable front setback being 20 feet from the property line instead of 40 feet.

And also, **MAY include** other required variances, such as site cutting and fill.

6702 Leprechaun
 Owners Property Address

Todd Lively [Signature] 9-20-20
 Print Name Signature Date

 Print Name Signature Date

Verde Builders Group

Custom Building and Investment